

 <p><b>AIMS AMP CAPITAL INDUSTRIAL REIT</b></p>	<p><b>AIMS AMP CAPITAL INDUSTRIAL REIT MANAGEMENT LIMITED</b></p> <p>As Manager of AIMS AMP Capital Industrial REIT One George Street, #23-03 Singapore 049145</p>
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## Media Release

### AA REIT launches Private Placement to raise approximately S\$50 million

**Singapore, 21 November 2017** – AIMS AMP Capital Industrial REIT Management Limited (the Manager) as manager of AIMS AMP Capital Industrial REIT (AA REIT) today announced the launch of a private placement exercise to raise gross proceeds of at least S\$50 million (Private Placement). The placement will see AA REIT issue between 37,175,000 and 38,314,000 new units in AA REIT (New Units) at an issue price of between S\$1.305 and S\$1.345 per New Unit (Issue Price Range).

The proceeds will primarily be used to partially repay AA REIT's existing borrowings to reduce aggregate leverage and create additional debt headroom for future potential acquisitions, asset enhancement initiatives (AEIs) and/or other development opportunities that may be identified by the Manager as well as for AEIs and balance payments on AA REIT's recent development projects.

The Manager's Chief Executive Officer Mr Koh Wee Lih said, "The equity fund raising exercise is reflective of AA REIT's ongoing efforts to deliver on its strategy and maintain a strong and prudent capital structure. The Private Placement follows our last successful equity fund raising exercise in FY2014 and is a good opportunity for AA REIT to strengthen its balance sheet and capital structure to provide AA REIT with debt headroom to pursue future potential acquisitions, AEIs and/or other development opportunities."

"With the Private Placement expected to reduce AA REIT's aggregate leverage from 37.3 per cent as at 30 September 2017 to approximately 34.0 per cent on a pro forma basis<sup>1</sup>, AA REIT would have an increased debt headroom and be at a better position to capture future opportunities in the growing industrial real estate industry and deliver value for our Unitholders," said Mr Koh.

The increase in the total number of Units in issue and enlarged Unitholder base is expected to enhance the trading liquidity of the Units and raise the profile of AA REIT among investors.

Existing Unitholders with units in AA REIT would be entitled to the estimated Advanced Distribution<sup>2</sup> of 1.91 Singapore cents per unit. This ensures the distributable income accrued

<sup>1</sup> Following the Private Placement assuming that the Manager fully utilises the net proceeds of the Private Placement to repay outstanding borrowings. Based on gross proceeds raised of at least S\$50 million, the estimated net proceeds from the Private Placement will amount to approximately S\$48.5 million (after deducting the estimated fees and expenses incurred or to be incurred by AA REIT in connection with the Private Placement).

<sup>2</sup> The estimated distribution of the cumulative undistributed income for the period from 1 April 2017 to 30 September 2017 and the distributable income for the period from 1 October 2017 to the day immediately prior to the date on which the New Units will be issued pursuant to the Private Placement is based on the Manager's estimate of AA REIT's distributable income for the relevant period on a pro-rata basis. This amount is only an estimate based on information currently available to the Manager, and the actual Advanced Distribution may differ.

by AA REIT before the issue of the New Units is fairly distributed in respect of the existing units.

The New Units issued pursuant to the Private Placement will, upon issue, rank *pari passu* in all respects with the existing units, including the right to any distributable income from 1 December 2017 to 31 December 2017, as well as all distributions thereafter.

The Issue Price Range of between S\$1.305 and S\$1.345 per New Unit represents a discount of between 4.1 per cent and 6.9 per cent to the volume weighted average price of S\$1.402 per unit, for trades done on the Singapore Exchange Securities Trading Limited (SGX-ST) on 21 November 2017. The New Units are expected to be issued and commence trading on the SGX-ST on 1 December 2017.

Maybank Kim Eng Securities Pte. Ltd. is the sole bookrunner and underwriter.

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**Important Notice**

The value of units of AIMS AMP Capital Industrial REIT (“AA REIT”) (“Units”) and the income derived from them may fall as well as rise. The Units are not obligations of, deposits in, or guaranteed by, AIMS AMP Capital Industrial REIT Management Limited (“Manager”), or any of its affiliates. An investment in Units is subject to investment risks, including the possible loss of the principal amount invested.

Investors have no right to request the Manager to redeem their Units while the Units are listed. It is intended that unitholders of AA REIT may only deal in their Units through trading on the Singapore Exchange Securities Trading Limited (the “SGX-ST”). Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.

This announcement is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for the Units. The past performance of AA REIT is not necessarily indicative of the future performance of AA REIT.

This announcement may contain forward-looking statements that involve risks and uncertainties. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of a number of risks, uncertainties and assumptions. Representative examples of these factors include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, competition from similar developments, shifts in expected levels of property rental income, changes in operating expenses (including employee wages, benefits and training costs), property expenses and governmental and public policy changes. Investors are cautioned not to place undue reliance on these forward-looking statements, which are based on the Manager's view of future events.

**About AIMS AMP Capital Industrial REIT**

Managed by the Manager, AA REIT was established with the principal investment objective of owning and investing in a diversified portfolio of income-producing industrial real estate located throughout the Asia Pacific that is used for industrial purposes, including, but not limited to warehousing and distribution activities, business park activities and manufacturing activities. The principal sponsors of AA REIT are the AIMS Financial Group (“AIMS”) and AMP Capital, part of the AMP Group, one of Australia's largest retail and corporate pension providers and one of the region's most significant investment managers. AA REIT's existing portfolio consists of 27 industrial properties, 26 of which are located throughout Singapore (including one greenfield development at Marsiling) with a total value of S\$1.22 billion based on valuations obtained as at 30 September 2017. AA REIT also has 49.0% interest in one business park property, Optus Centre, which is located in Macquarie Park, New South Wales, Australia, and is valued at A\$445.0 million as at 31 March 2017.

## **About AIMS Financial Group**

Established in 1991, AIMS is a diversified financial services and investment group, active in the areas of mortgage lending, securitisation, investment banking, funds management, property investment, private equity, venture capital, stock broking and high-tech investment. AIMS is also a strategic investor in the Sydney Stock Exchange.

Since 1999, AIMS has raised more than A\$4.0 billion in funds from the capital markets. AIMS has issued approximately A\$3.0 billion of residential mortgage-backed securities, predominantly rated AAA by both Standard & Poor's and Fitch Ratings and has originated over A\$8.0 billion mortgages since 1991.

AIMS has actively introduced a number of international investors into the Australian market and to date has attracted in excess of A\$1.0 billion of investment funding into Australia from overseas investors. AIMS is the investment manager for AIMS' funds, which amount to circa A\$2.0 billion as at 30 November 2016.

During the global financial crisis ("GFC"), AIMS expanded its activities and acquired three businesses at a time when many other businesses were experiencing immense difficulties.

Since the GFC in 2009, AIMS has completed total asset acquisition and investment volumes of over A\$2.0 billion.

AIMS' head office is in Sydney and it has businesses across Australia, China, Hong Kong and Singapore. Its highly qualified, professional and experienced cross-cultural teams enable AIMS to bridge the gap between Australia and Asia across various sectors.

## **About AMP Capital**

AMP Capital is one of the largest investment managers in the Asia Pacific region. As part of the AMP Group, we share a heritage that spans over 160 years.

A home strength in Australia and New Zealand has enabled AMP Capital to grow internationally, and today has operations established in Dubai, China, Hong Kong, India, Ireland, Japan, Luxembourg, the United Kingdom and the United States. AMP Capital also collaborates with a network of global investment partners, leveraging the shared capabilities to provide greater access to new investment opportunities.

AMP Capital's asset class specialists, investment strategists and economists work together with the aim of delivering strong investment outcomes for clients. That is why AMP Capital's clients trust AMP Capital to invest over A\$165.4 billion (as at 31 December 2016) on their behalf, across a range of single sector and diversified funds.